



**Middleton Methodist Chapel Front Street
Driffield, YO25 9UA
Asking price £275,000**

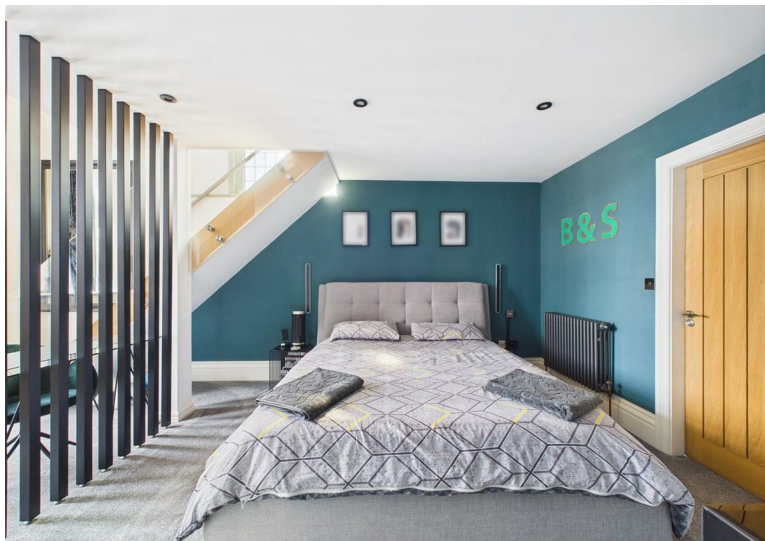
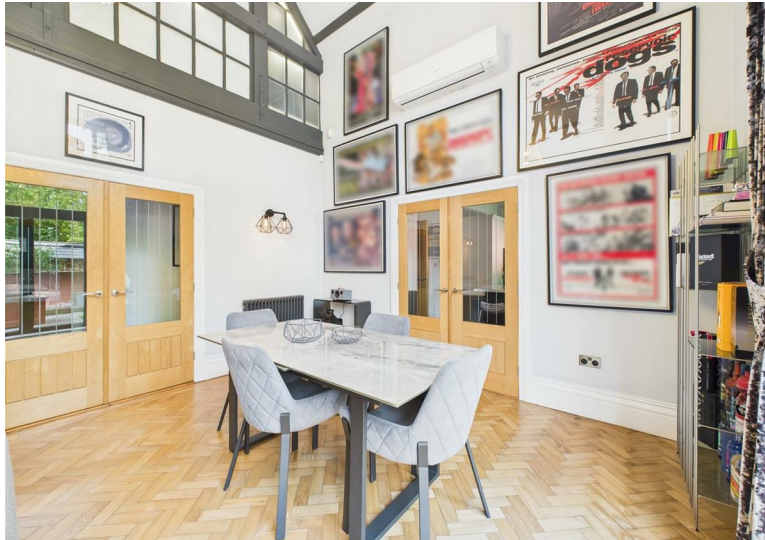

WILLOWGREEN
ESTATE AGENTS

Dating back to 1902 this meticulously maintained converted methodist chapel deserves more than a passing glance! SIMPLY STUNNING THROUGHOUT!!

Briefly comprising 'L' shaped entrance hall, kitchen/ diner, lounge/ diner, bathroom, two generous bedrooms and master suite with dressing room and en-suite facilities and walk-in wardrobe. Outside space which is low maintenance and parking/ driveway area. The property benefits from electric heating and boiler.

Middleton on the Wolds is a popular residential village, sought after due to its location on the A614 and is conveniently situated for access to Driffield, Beverley and Hull as well as the Motorway network and the coast. It offers a range of local facilities including a post office, one public house, and an infant/junior school. Central to the village is an attractive village pond and small grassed area together with St Andrew's Church sitting in a commanding position helping to maintain the villages traditional feel.

EPC Rating G



ENTRANCE HALL 19'10" x 3'10" (6.06 x 1.19)
With composite door into, 'L' shaped hallway, Amtico flooring, radiator and coving.

KITCHEN/ DINER 16'4" x 8'1" (4.99 x 2.48)
With a modern range of wall, base and drawer units, granite work surfaces and breakfast bar, integrated washing machine, tumble dryer, dishwasher, double oven and microwave, hob and extractor, sink and mixer tap, herringbone Amtico flooring, window and door to rear elevation and radiator.

LOUNGE/ DINER 20'11" x 13'7" (6.40 x 4.16)
With original parquet flooring, two radiators, feature double doors and window to garden, vaulted ceiling with loft mezzanine storage space (could be converted into further living space if required, subject to consents). Wood burning stove in situ, TV point and doors to entrance hall and kitchen/ diner.

MASTER BEDROOM 20'2" x 11'9" (6.16 x 3.59)
A simply stunning layout with radiator and ceiling spot lighting.

EN-SUITE 5'4" x 11'1" (1.63 x 3.39)
A modern statement bathroom with vanity wash hand basin and wc, double shower cubicle with thermostatic shower over, glass screen, part tiled walls and tiled flooring, extractor fan and windows to side elevation.

DRESSING/ OFFICE SPACE
A great space with oak and glass staircase leading off, radiator, door to walk-in wardrobe and window to side elevation.

WALK-IN WARDROBE 10'11" x 5'11" (3.34 x 1.82)
With radiator and window to side elevation, space for drawers and hanging area.

BEDROOM 2 10'7" x 11'1" (3.24 x 3.38)
With window to side elevation, walk-in wardrobes and radiator.

BEDROOM 3 10'8" x 9'4" (3.27 x 2.87)
With windows to side elevation, radiator and built-in wardrobes.

BATHROOM 7'3" x 8'6" (2.22 x 2.61)
A beautiful modern white suite with quality fittings,

comprising oval shaped bath, vanity hand basin, wc, double shower cubicle with thermostatic shower over, glass screen, heated towel ladder, window to side elevation, part tiled walls, tiled flooring and ceiling spot lighting.

MEZZANINE SITTING ROOM
A fabulous room offer space and light with feature stained glass window, timber painted panelleing and open oak and glass stair case.

OUTSIDE
There is a shallow walled frontage, side driveway, side gated access to the rear garden. The rear garden is walled and offer seating areas, log store, astro turf, privacy and sunny aspect.

PARKING
There is parking on the driveway.

SERVICES
Water, drainage, electricity are connected. The heating source is electric.

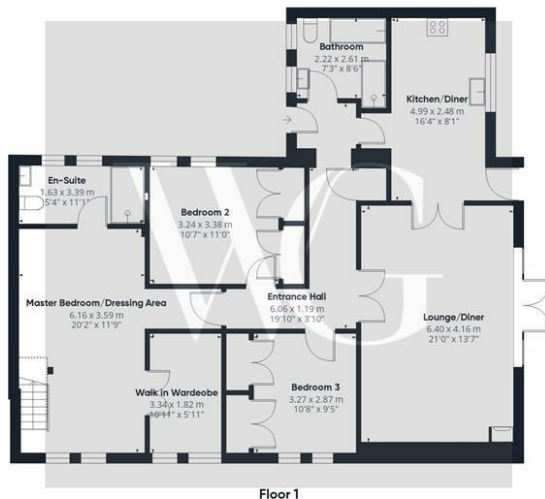
TENURE
We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is G.

COUNCIL TAX BAND
The council tax band is D.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

134.2 m²

1445 ft²

Reduced headroom

1.4 m²

15 ft²

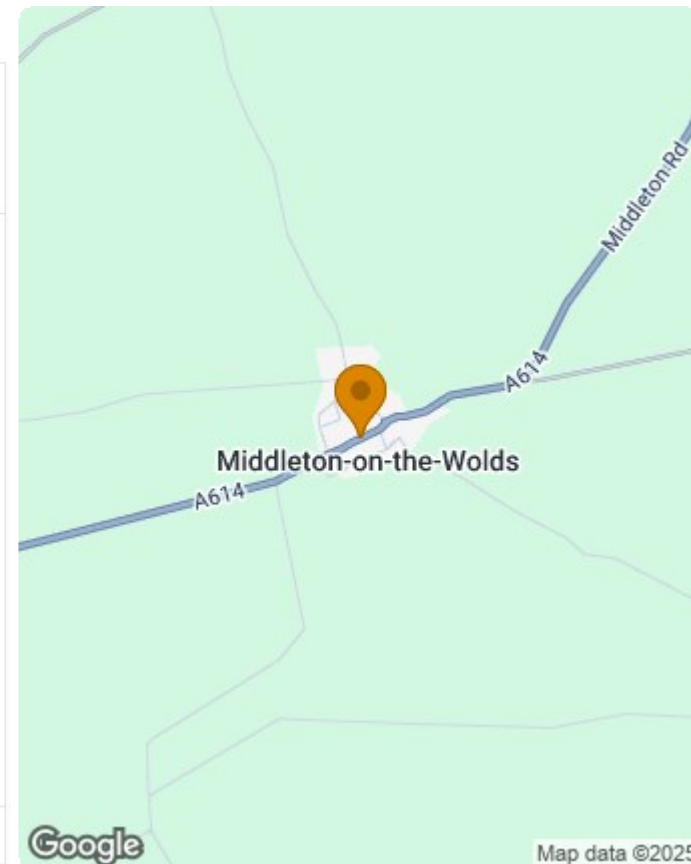
(1) Excluding balconies and terraces

Reduced headroom

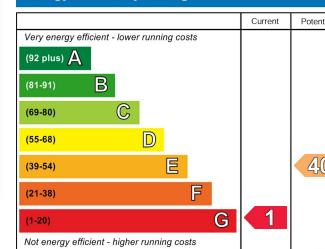
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



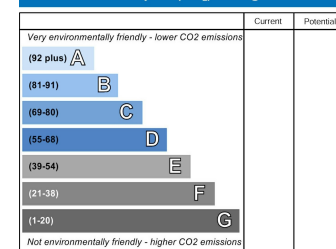
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633